

133.0

0006

0003.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

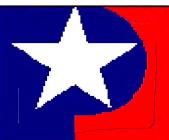
Total Card / Total Parcel

822,300 / 822,300

APPRAISED: 822,300 / 822,300

USE VALUE: 822,300 / 822,300

ASSESSED: 822,300 / 822,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PHILBROOK JOSHUA K & JULIA E

Owner 2:

Owner 3:

Street 1: 127 GLOUCESTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ALDERSON BRUCE D & KATHLEEN C/-

Owner 2: TRS/ALDERSON GLOUCESTER ST TR -

Street 1: 127 GLOUCESTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7203	Sq. Ft.	Site			0	90.	0.88	10									572,481						572,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7203.000	249,800		572,500	822,300		85589
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

Residential

ARLINGTON

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USE VALUE:

822,300 / 822,300

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822,300 / 822,300

10377!	
PRINT	
Date	Time
12/30/21	10:36:09
LAST REV	
Date	Time
10/27/20	09:54:31
apro	
10377	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

USER DEFINED

Prior Id # 1: 85589
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
10377

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALDERSON BRUCE	73610-471	1	11/7/2019		759,000	No	No		
ALDERSON BRUCE	67956-45		9/2/2016	Convenience		1	No	No	
	12195-254		4/22/1972		30,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2020		SQ Mailed							JO	Jenny O		
12/1/2017		MEAS&NOTICE							HS	Hanne S		
2/25/2009		Meas/Inspect							372	PATRIOT		
11/18/1999		Mailer Sent										
11/4/1999		Measured							264	PATRIOT		
1/1/1982									MS			

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																									
Type: 6 - Colonial				Full Bath: 1	Rating: Average																																																																																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																																																																																
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																																																																																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																
Sec Wall:	%			OthrFix:	Rating:																																																																																
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																																																																													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1																																																																											
Color: CREAM				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																												
View / Desir:				Fpl: 1	Rating: Average			Other																																																																													
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																													
Grade: C - Average				CONDOS INFORMATION				Lvl 2																																																																													
Year Blt: 1949	Eff Yr Blt:			Location:				Lvl 1																																																																													
Alt LUC:	Alt %:			Total Units:				Lower																																																																													
Jurisdct:	Fact: .			Floor:				Totals	RMs: 8	BRs: 4	Baths: 1	HB: 1																																																																									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																																																																									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																																																																									
INTERIOR INFORMATION				Phys Cond: AV - Average	31%			Interior:	1	8	4	M																																																																									
Avg Ht/FL: STD				Functional:		%		Additions:																																																																													
Prim Int Wal: 2 - Plaster				Economic:		%		Kitchen:																																																																													
Sec Int Wall:	%			Special:		%		Baths:																																																																													
Partition: N - Typical				Override:		%		Plumbing:																																																																													
Prim Floors: 3 - Hardwood				Total:	31%			Electric:																																																																													
Sec Floors: 4 - Carpet	10%			CALC SUMMARY				Heating:																																																																													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				General:																																																																													
Subfloor:				Size Adj.: 1.25206423				Totals	1	8	4																																																																										
Bsmnt Gar: 1				Const Adj.: 0.84507781																																																																																	
Electric: 3 - Typical				Adj \$ / SQ: 137.552																																																																																	
Insulation: 1 - Typical				Other Features: 93500																																																																																	
Int vs Ext: S				Grade Factor: 1.00																																																																																	
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																																																																																	
Heat Type: 1 - Forced H/Air				NBHD Mod:																																																																																	
# Heat Sys: 1				LUC Factor: 1.00																																																																																	
% Heated: 100	% AC:			Adj Total: 361968																																																																																	
Solar HW: NO	Central Vac: NO			Depreciation: 112210																																																																																	
% Com Wal	% Sprinkled			Depreciated Total: 249758																																																																																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																																																																															
Make:		Model:		Juris. Factor:		Before Depr:	137.55																																																																														
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	93.95																																																																														
Code	Description	A Y/S	Qty	Final Total: 249800		Val/Su SzAd	143.23																																																																														
PARCEL ID 133.0-0006-0003.B																																																																																					
More: N Total Yard Items: Total Special Features: Total:																																																																																					
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